

HOUSING MARKET INFORMATION

HOUSING NOW

Hamilton and Brantford CMAs



Canada Mortgage and Housing Corporation

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New Home Market

Slowdown in New Home Construction

New home starts in the Hamilton Census Metropolitan Area (CMA) fell 31 per cent during the first quarter of 2009. Although starts increased in Burlington, Ancaster, and Grimsby, they fell considerably in all other submarkets bringing the total down

to 389 starts. A 65 per cent decline in single-detached home starts and fewer townhouses contributed to the drop, while high-rise apartment starts increased during the quarter. A condominium building and a rental building were started in Burlington last quarter.

The average new, single-detached home price for the CMA continued to rise last quarter, although there

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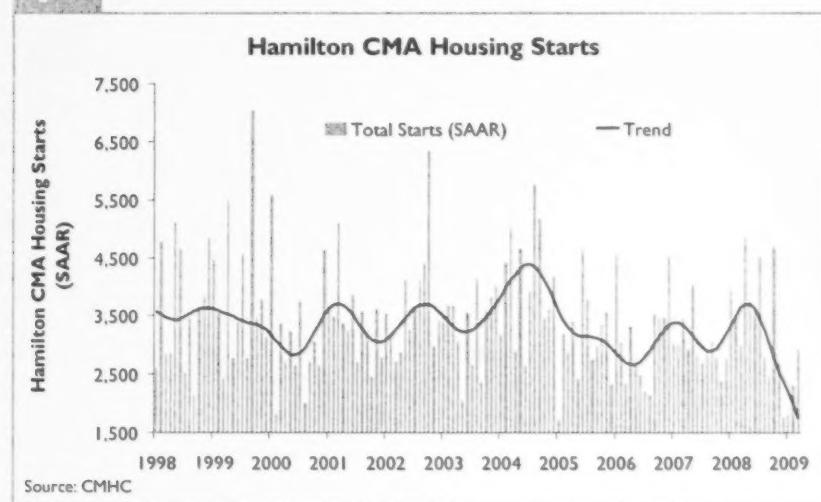
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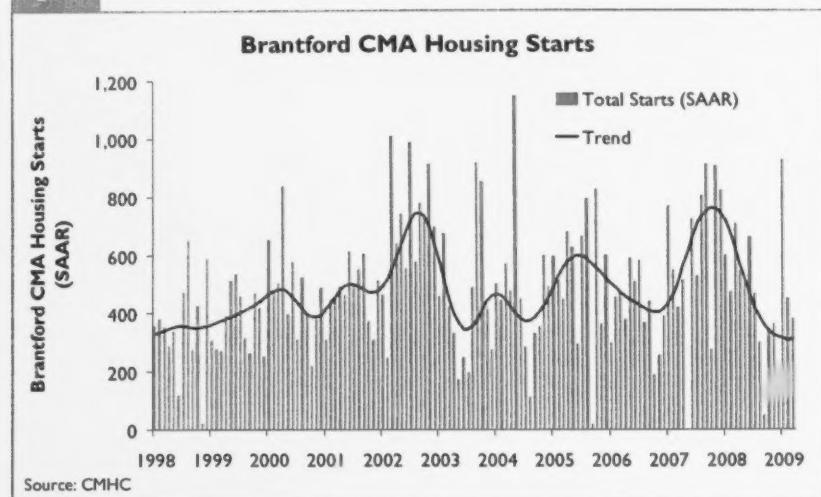
Figure 1



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Figure 2



were price declines in several sub-markets across the CMA. In Flamborough, the average single-detached price fell five per cent to \$432,000. Prices remained similar to last year's level in Glanbrook, although there were just 27 homes absorbed last quarter as compared to 45 last year. In Grimsby, there were half the number of homes absorbed as there were last year, and the average price fell 15 per cent to \$326,000. In nearby Stoney Creek, absorptions kept on pace and the average new, single-detached home price fell just two per cent. Prices continued to rise in the more expensive markets of Ancaster and Burlington, indicating that there remains a segment of the population which is looking for upscale homes, while taking advantage of low mortgage rates. New single-detached home prices rose 20.5 and 23 per cent to \$594,000 and \$583,000 in Ancaster and Burlington, respectively. It is important to note that builders may be offering complementary incentives such as upgrades and

additions in order to motivate buyers. These non-price incentives would not be reflected in the average new home price.

In Brantford, total new home starts last quarter were equal to the number of starts a year ago. There were 71 starts of new homes during the quarter, and the vast majority of the starts were in the City of Brantford. Builders started 61 single-

detached homes in the City of Brantford last quarter and eight in Brant. The average price of a new single-detached home fell three and a half per cent over the quarter to \$282,000.

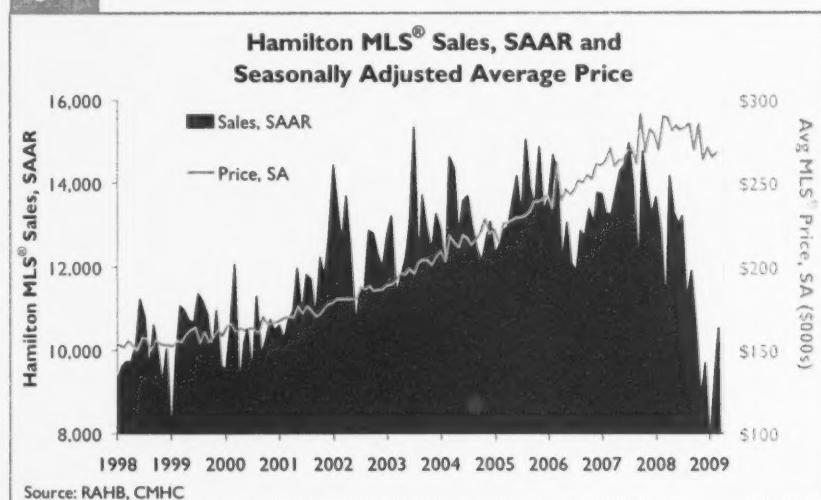
Resale Market

Six Per Cent Drop in Average Resale Price

The resale market became balanced last quarter following a decade of sellers' market conditions. The average price fell six per cent across the CMA and sales fell by 23 per cent. Similar to a year ago, over 60 per cent of homes sold in the Hamilton CMA last quarter were single-detached homes and another 21 per cent were of townhouses.

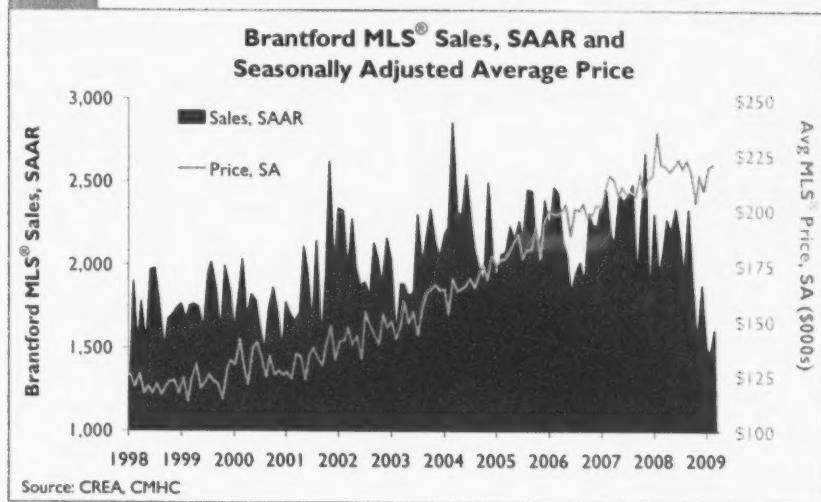
For comparison purposes across sub-markets, the following analysis relates primarily to single-detached dwellings that were sold from January through March¹.

Figure 3



¹ Realtors Association of Hamilton-Burlington.

Figure 4



The average prices of single-detached homes in the more expensive home markets of Ancaster, Burlington and Flamborough – priced above \$400,000 a year ago – fell to \$398,000, \$363,000 and \$334,000, respectively this year. Home sales fell by more than half in all three areas, with the largest drop in sales in Burlington. Prices fell more dramatically in Burlington and Flamborough. Moreover, there were no homes that sold above \$1,000,000 last quarter, whereas there were about a dozen homes sold above this threshold a year ago.

In Dundas and Glanbrook, the average price fell to \$290,000 and \$291,000, respectively. Townhouse prices in Glanbrook also fell by six and a half per cent to an average of \$232,600. Home prices fell 13.5 per cent in Grimsby where there were just 19 sales. In Stoney Creek, there were less than a third of the number of sales as there were a year ago and the price fell nine per cent. Prices declined 10 per cent for single-detached homes in the former Hamilton City.

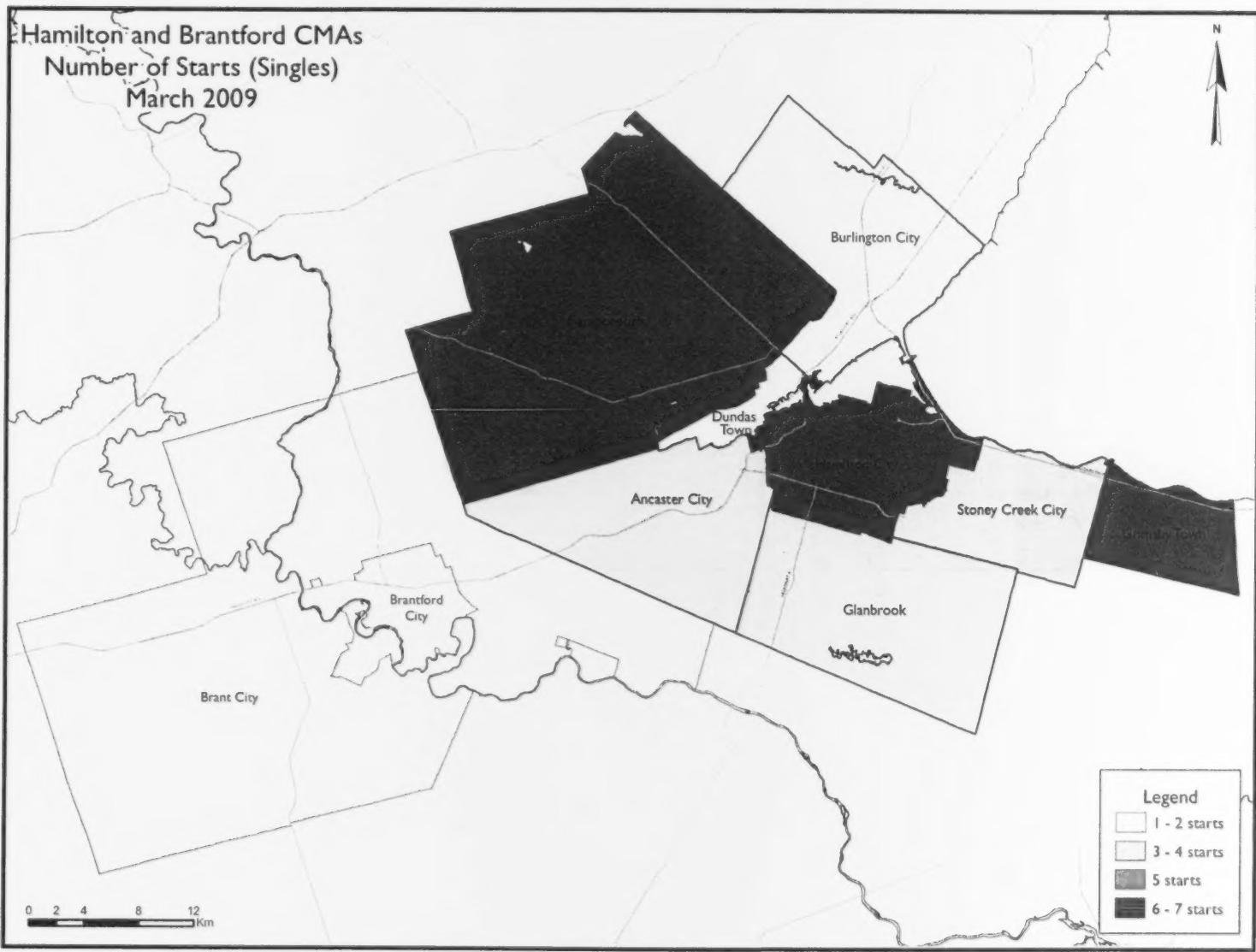
In Brantford, the price decline of resale homes was relatively less

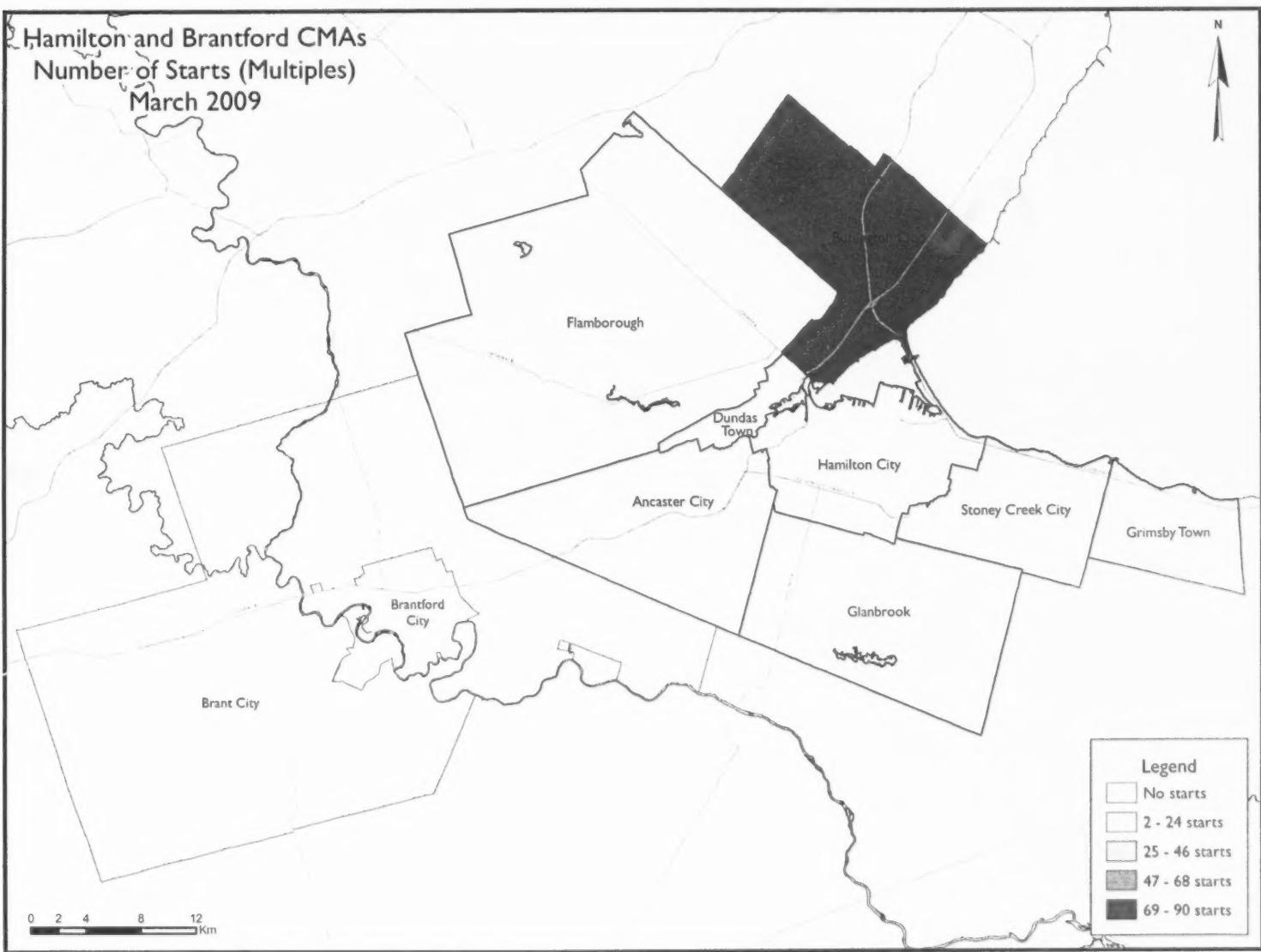
pronounced at four per cent. The average price of a resale home fell to \$210,515 and there were 368 sales. There were fewer buyers in the market taking advantage of lower prices, indicating persistent hesitation in the economy.

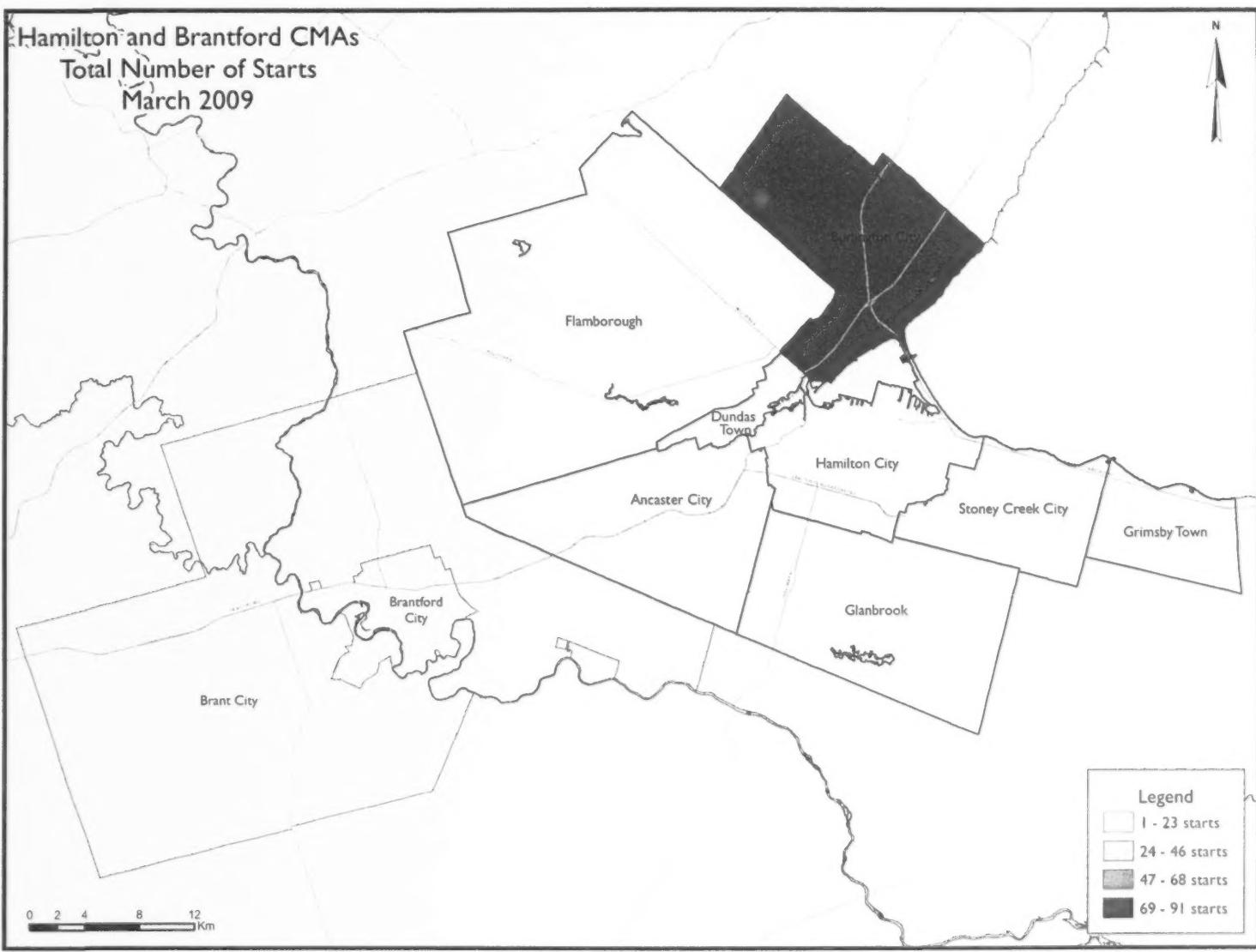
Local Economy

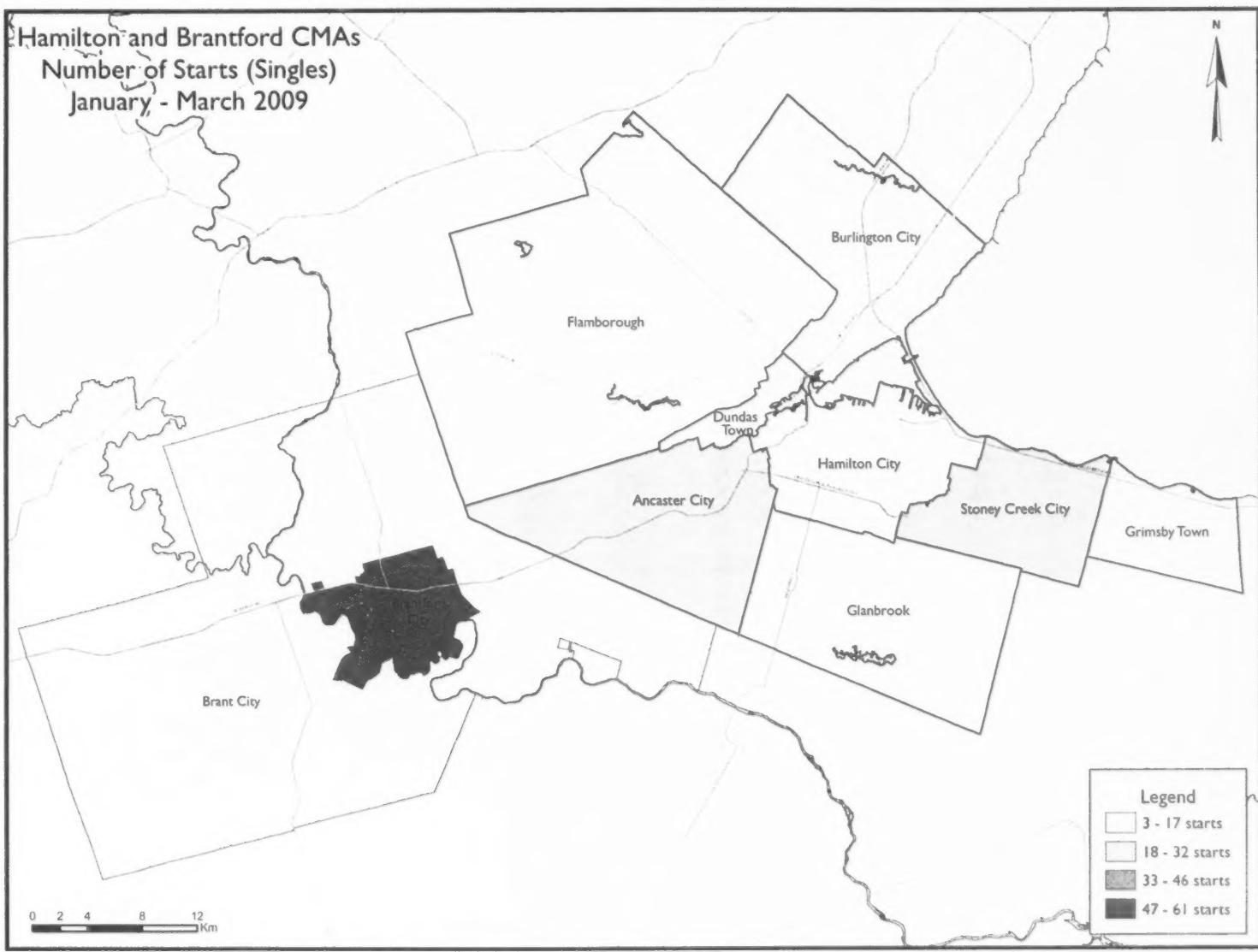
Unemployment Rate Rising

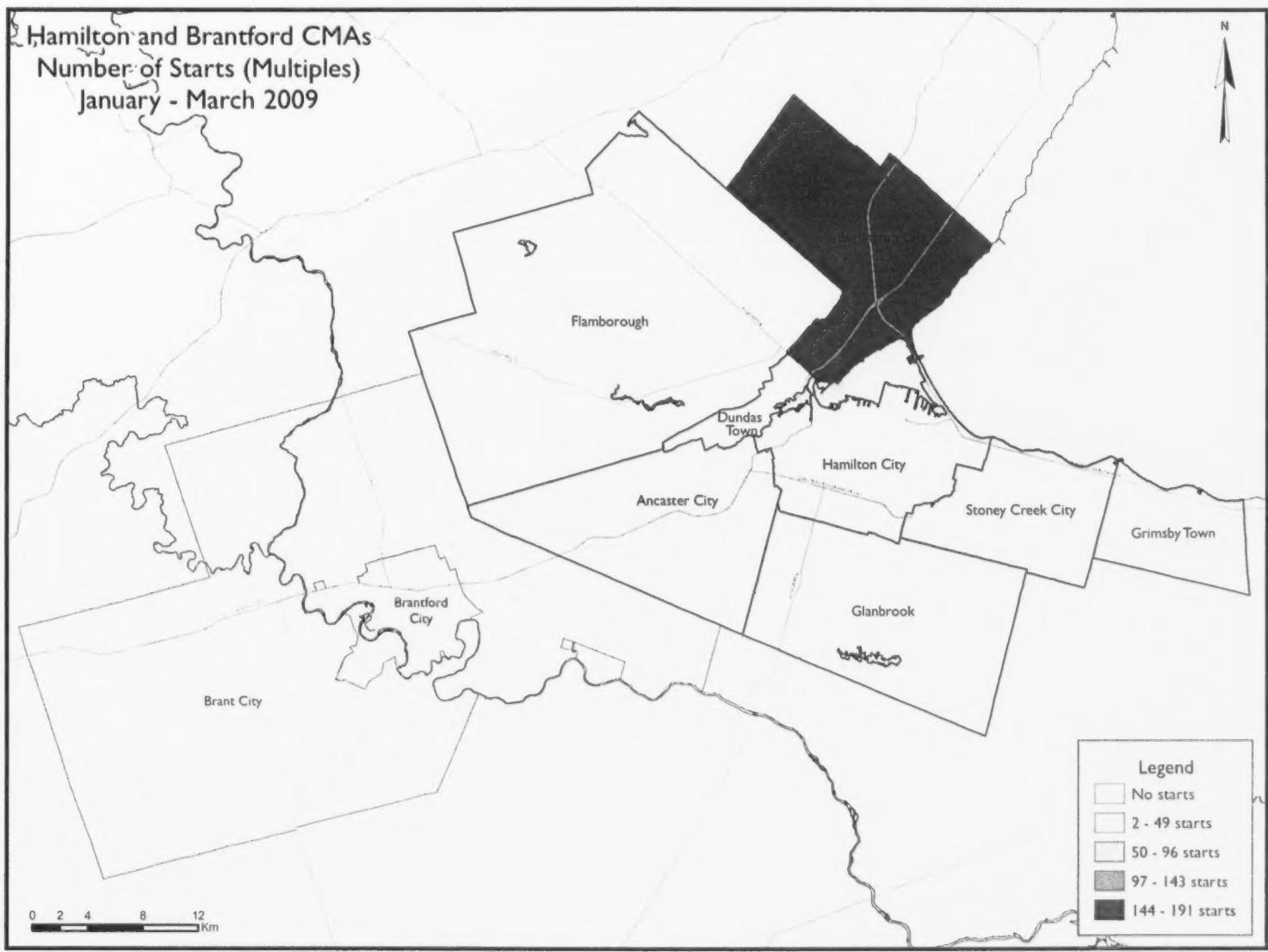
Fewer buyers in the housing market indicate that economic weakness continues to be apparent in the local Hamilton and Brantford markets. Several small and large steel manufacturers closed down their plants either temporarily or permanently forcing many individuals to look for work elsewhere or to enter re-training programs. Some of the employees who are eligible to retire will explore this option. In the service sector, employment is stable in the health and social assistance sector, although terminations persist in other parts of the service industry. The unemployment rate reached 9.6 per cent in both Hamilton and Brantford in March.

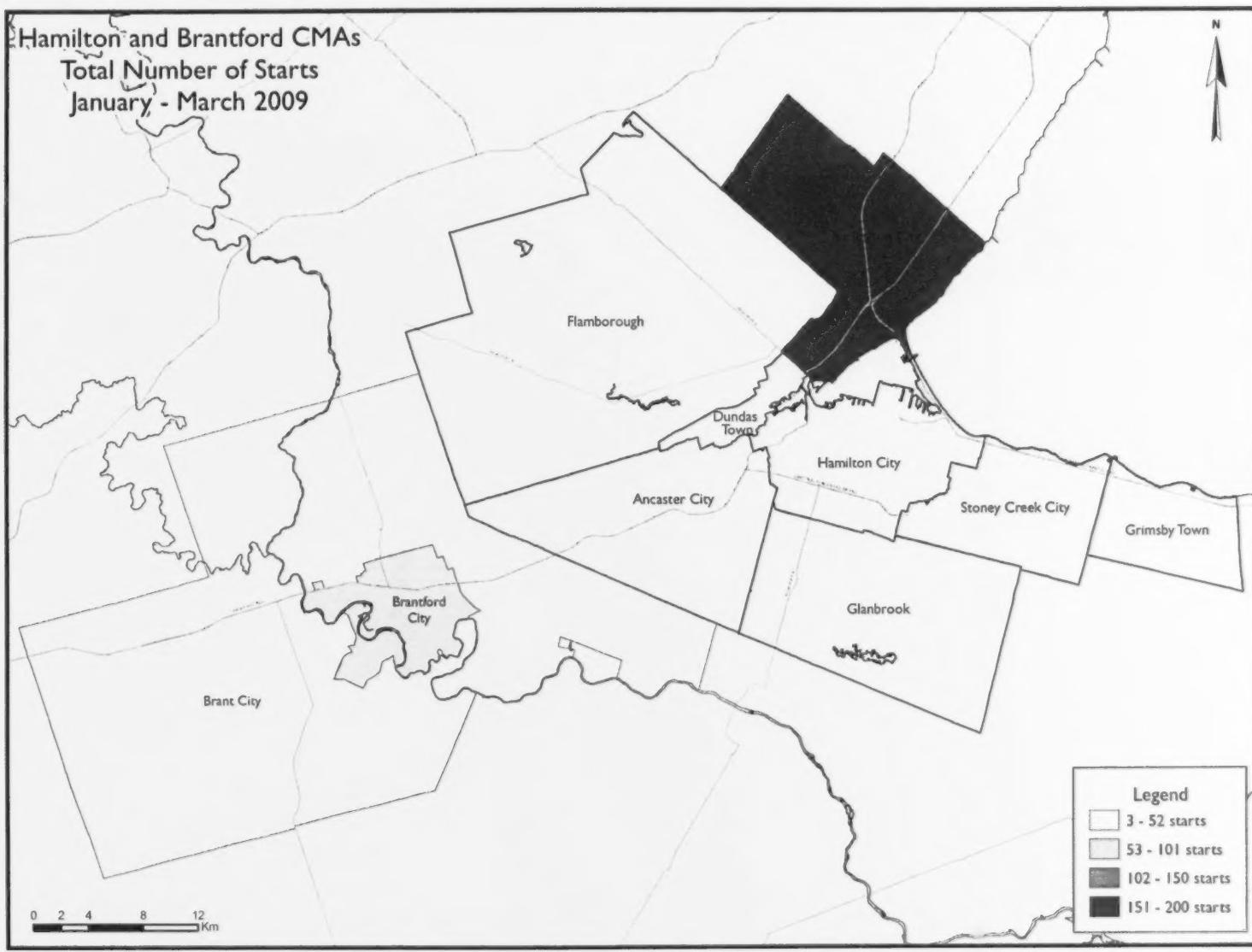












HOUSING NOW REPORT TABLES

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- 1 Housing Activity Summary of CMA
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table Ia: Housing Activity Summary of Hamilton CMA
March 2009

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
March 2009	31	4	8	0	16	90	0	0	149	
March 2008	91	0	23	0	40	0	0	0	154	
% Change	-65.9	n/a	-65.2	n/a	-60.0	n/a	n/a	n/a	-3.2	
Year-to-date 2009	108	8	30	0	71	90	0	82	389	
Year-to-date 2008	349	4	45	0	118	49	0	0	565	
% Change	-69.1	100.0	-33.3	n/a	-39.8	83.7	n/a	n/a	-31.2	
UNDER CONSTRUCTION										
March 2009	652	52	419	3	763	900	0	205	2,994	
March 2008	927	52	287	0	480	361	3	143	2,253	
% Change	-29.7	0.0	46.0	n/a	59.0	149.3	-100.0	43.4	32.9	
COMPLETIONS										
March 2009	125	4	7	0	23	0	0	0	159	
March 2008	101	6	24	1	48	0	0	0	180	
% Change	23.8	-33.3	-70.8	-100.0	-52.1	n/a	n/a	n/a	-11.7	
Year-to-date 2009	295	10	133	3	55	0	0	0	496	
Year-to-date 2008	341	22	151	3	76	0	0	10	603	
% Change	-13.5	-54.5	-11.9	0.0	-27.6	n/a	n/a	-100.0	-17.7	
COMPLETED & NOT ABSORBED										
March 2009	77	10	34	0	8	0	0	0	129	
March 2008	61	2	27	0	8	0	0	10	108	
% Change	26.2	**	25.9	n/a	0.0	n/a	n/a	-100.0	19.4	
ABSORBED										
March 2009	111	5	5	0	17	0	0	0	138	
March 2008	108	6	23	1	49	0	0	0	187	
% Change	2.8	-16.7	-78.3	-100.0	-65.3	n/a	n/a	n/a	-26.2	
Year-to-date 2009	282	19	140	3	49	0	0	4	497	
Year-to-date 2008	347	22	147	3	80	24	0	41	664	
% Change	-18.7	-13.6	-4.8	0.0	-38.8	-100.0	n/a	-90.2	-25.2	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table Ib: Housing Activity Summary of Brantford CMA**March 2009**

	Ownership							Rental	Total*		
	Freehold			Condominium							
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other					
STARTS											
March 2009	4	2	0	0	0	0	0	0	6		
March 2008	11	0	0	0	0	21	0	0	32		
% Change	-63.6	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	-81.3		
Year-to-date 2009	69	2	0	0	0	0	0	0	71		
Year-to-date 2008	37	2	6	0	5	21	0	0	71		
% Change	86.5	0.0	-100.0	n/a	-100.0	-100.0	n/a	n/a	0.0		
UNDER CONSTRUCTION											
March 2009	109	4	11	1	25	21	7	6	184		
March 2008	155	10	17	0	38	21	0	0	241		
% Change	-29.7	-60.0	-35.3	n/a	-34.2	0.0	n/a	n/a	-23.7		
COMPLETIONS											
March 2009	8	0	0	0	0	0	0	0	8		
March 2008	22	2	0	0	6	0	0	0	30		
% Change	-63.6	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	-73.3		
Year-to-date 2009	50	0	19	6	10	0	0	0	85		
Year-to-date 2008	111	2	3	0	11	0	0	0	127		
% Change	-55.0	-100.0	**	n/a	-9.1	n/a	n/a	n/a	-33.1		
COMPLETED & NOT ABSORBED											
March 2009	45	0	26	5	40	0	0	0	116		
March 2008	106	0	8	3	37	0	6	0	160		
% Change	-57.5	n/a	**	66.7	8.1	n/a	-100.0	n/a	-27.5		
ABSORBED											
March 2009	9	0	0	0	0	0	0	0	9		
March 2008	17	2	0	0	2	0	0	0	21		
% Change	-47.1	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	-57.1		
Year-to-date 2009	74	0	2	4	5	0	0	0	85		
Year-to-date 2008	104	4	0	1	7	0	0	0	116		
% Change	-28.8	-100.0	n/a	**	-28.6	n/a	n/a	n/a	-26.7		

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
March 2009

	Ownership							Rental	Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
New City of Hamilton										
March 2009	24	4	8	0	16	0	0	0	52	
March 2008	64	0	23	0	40	0	0	0	127	
Hamilton City										
March 2009	7	0	0	0	0	0	0	0	7	
March 2008	16	0	0	0	0	0	0	0	16	
Stoney Creek City										
March 2009	3	0	4	0	0	0	0	0	7	
March 2008	13	0	11	0	0	0	0	0	24	
Ancaster City										
March 2009	3	4	0	0	6	0	0	0	13	
March 2008	8	0	0	0	0	0	0	0	8	
Dundas Town										
March 2009	1	0	0	0	0	0	0	0	1	
March 2008	1	0	0	0	24	0	0	0	25	
Flamborough										
March 2009	6	0	4	0	0	0	0	0	10	
March 2008	8	0	12	0	0	0	0	0	20	
Glanbrook										
March 2009	4	0	0	0	10	0	0	0	14	
March 2008	18	0	0	0	16	0	0	0	34	
Burlington City										
March 2009	1	0	0	0	0	90	0	0	91	
March 2008	23	0	0	0	0	0	0	0	23	
Grimsby Town										
March 2009	6	0	0	0	0	0	0	0	6	
March 2008	4	0	0	0	0	0	0	0	4	
Hamilton CMA										
March 2009	31	4	8	0	16	90	0	0	149	
March 2008	91	0	23	0	40	0	0	0	154	
Brant City										
March 2009	2	0	0	0	0	0	0	0	2	
March 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Brantford City										
March 2009	2	2	0	0	0	0	0	0	4	
March 2008	6	0	0	0	0	0	0	0	6	
Brantford CMA										
March 2009	4	2	0	0	0	0	0	0	6	
March 2008	11	0	0	0	0	21	0	0	32	

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Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.I: Housing Activity Summary by Submarket
March 2009

	Ownership							Rental		Total*	
	Freehold			Condominium							
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other			
UNDER CONSTRUCTION											
New City of Hamilton											
March 2009	426	14	347	0	559	305	0	123	1,774		
March 2008	592	16	170	0	369	181	3	143	1,474		
Hamilton City											
March 2009	106	2	73	0	40	119	0	123	463		
March 2008	154	8	0	0	17	119	3	143	444		
Stoney Creek City											
March 2009	61	4	66	0	65	0	0	0	196		
March 2008	121	0	69	0	8	0	0	0	198		
Ancaster City											
March 2009	92	8	8	0	135	62	0	0	305		
March 2008	70	2	20	0	84	0	0	0	176		
Dundas Town											
March 2009	11	0	11	0	32	124	0	0	178		
March 2008	10	2	6	0	30	62	0	0	110		
Flamborough											
March 2009	51	0	64	0	0	0	0	0	115		
March 2008	74	0	12	0	0	0	0	0	86		
Glanbrook											
March 2009	105	0	125	0	287	0	0	0	517		
March 2008	163	4	63	0	230	0	0	0	460		
Burlington City											
March 2009	194	38	21	3	204	595	0	82	1,137		
March 2008	289	36	92	0	111	180	0	0	708		
Grimsby Town											
March 2009	32	0	51	0	0	0	0	0	83		
March 2008	46	0	25	0	0	0	0	0	71		
Hamilton CMA											
March 2009	652	52	419	3	763	900	0	205	2,994		
March 2008	927	52	287	0	480	361	3	143	2,253		
Brant City											
March 2009	32	0	0	0	0	21	0	0	53		
March 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
Brantford City											
March 2009	77	4	11	1	25	0	7	6	131		
March 2008	105	10	17	0	38	0	0	0	170		
Brantford CMA											
March 2009	109	4	11	1	25	21	7	6	184		
March 2008	155	10	17	0	38	21	0	0	241		

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket**March 2009**

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETIONS										
New City of Hamilton										
March 2009	63	4	4	0	17	0	0	0	88	
March 2008	43	2	20	1	32	0	0	0	98	
Hamilton City										
March 2009	14	2	0	0	5	0	0	0	21	
March 2008	15	0	0	1	0	0	0	0	16	
Stoney Creek City										
March 2009	16	0	4	0	0	0	0	0	20	
March 2008	5	0	0	0	0	0	0	0	5	
Ancaster City										
March 2009	10	2	0	0	6	0	0	0	18	
March 2008	3	0	4	0	32	0	0	0	39	
Dundas Town										
March 2009	2	0	0	0	6	0	0	0	8	
March 2008	3	0	0	0	0	0	0	0	3	
Flamborough										
March 2009	11	0	0	0	0	0	0	0	11	
March 2008	7	0	0	0	0	0	0	0	7	
Glanbrook										
March 2009	10	0	0	0	0	0	0	0	10	
March 2008	10	2	16	0	0	0	0	0	28	
Burlington City										
March 2009	55	0	3	0	6	0	0	0	64	
March 2008	40	4	0	0	16	0	0	0	60	
Grimsby Town										
March 2009	7	0	0	0	0	0	0	0	7	
March 2008	18	0	4	0	0	0	0	0	22	
Hamilton CMA										
March 2009	125	4	7	0	23	0	0	0	159	
March 2008	101	6	24	1	48	0	0	0	180	
Brant City										
March 2009	5	0	0	0	0	0	0	0	5	
March 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Brantford City										
March 2009	3	0	0	0	0	0	0	0	3	
March 2008	18	2	0	0	6	0	0	0	26	
Brantford CMA										
March 2009	8	0	0	0	0	0	0	0	8	
March 2008	22	2	0	0	6	0	0	0	30	

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Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
March 2009

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETED & NOT ABSORBED										
New City of Hamilton										
March 2009	46	2	23	0	0	0	0	0	71	
March 2008	28	2	24	0	0	0	0	0	54	
Hamilton City										
March 2009	3	1	0	0	0	0	0	0	4	
March 2008	0	0	0	0	0	0	0	0	0	
Stoney Creek City										
March 2009	39	0	18	0	0	0	0	0	57	
March 2008	28	1	14	0	0	0	0	0	43	
Ancaster City										
March 2009	1	0	1	0	0	0	0	0	2	
March 2008	0	0	3	0	0	0	0	0	3	
Dundas Town										
March 2009	0	0	0	0	0	0	0	0	0	
March 2008	0	0	0	0	0	0	0	0	0	
Flamborough										
March 2009	3	0	0	0	0	0	0	0	3	
March 2008	0	0	0	0	0	0	0	0	0	
Glanbrook										
March 2009	0	1	4	0	0	0	0	0	5	
March 2008	0	1	7	0	0	0	0	0	8	
Burlington City										
March 2009	19	8	6	0	8	0	0	0	41	
March 2008	17	0	2	0	8	0	0	10	37	
Grimsby Town										
March 2009	12	0	5	0	0	0	0	0	17	
March 2008	16	0	1	0	0	0	0	0	17	
Hamilton CMA										
March 2009	77	10	34	0	8	0	0	0	129	
March 2008	61	2	27	0	8	0	0	10	108	
Brant City										
March 2009	8	0	11	0	0	0	0	0	19	
March 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Brantford City										
March 2009	37	0	15	5	40	0	0	0	97	
March 2008	83	0	4	3	37	0	6	0	133	
Brantford CMA										
March 2009	45	0	26	5	40	0	0	0	116	
March 2008	106	0	8	3	37	0	6	0	160	

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
March 2009

	Ownership						Rental	Total*		
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
ABSORBED										
New City of Hamilton										
March 2009	65	4	5	0	17	0	0	0		
March 2008	51	2	19	1	33	0	0	106		
Hamilton City										
March 2009	15	2	0	0	5	0	0	22		
March 2008	15	0	0	1	0	0	0	16		
Stoney Creek City										
March 2009	17	0	3	0	0	0	0	20		
March 2008	13	0	3	0	0	0	0	16		
Ancaster City										
March 2009	10	2	0	0	6	0	0	18		
March 2008	3	0	1	0	32	0	0	36		
Dundas Town										
March 2009	2	0	0	0	6	0	0	8		
March 2008	3	0	0	0	0	0	0	3		
Flamborough										
March 2009	11	0	0	0	0	0	0	11		
March 2008	7	0	0	0	0	0	0	7		
Glanbrook										
March 2009	10	0	2	0	0	0	0	12		
March 2008	10	2	15	0	1	0	0	28		
Burlington City										
March 2009	44	1	0	0	0	0	0	45		
March 2008	40	4	0	0	16	0	0	60		
Grimsby Town										
March 2009	2	0	0	0	0	0	0	2		
March 2008	17	0	4	0	0	0	0	21		
Hamilton CMA										
March 2009	111	5	5	0	17	0	0	138		
March 2008	108	6	23	1	49	0	0	187		
Brant City										
March 2009	4	0	0	0	0	0	0	4		
March 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
Brantford City										
March 2009	5	0	0	0	0	0	0	5		
March 2008	14	2	0	0	2	0	0	18		
Brantford CMA										
March 2009	9	0	0	0	0	0	0	9		
March 2008	17	2	0	0	2	0	0	21		

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2a: History of Housing Starts of Hamilton CMA
1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108
% Change	-0.3	-9.9	18.4	-32.1	-18.1	-79.5	-100.0	n/a	-20.8
1999	1,870	142	354	28	570	951	8	0	3,923

Source: CMHC (Starts and Completions Survey)

Table I.2b: History of Housing Starts of Brantford CMA**1999 - 2008**

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2008	280	4	50	3	59	21	7	8	432	
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7	
2007	466	16	26	0	81	0	0	0	589	
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0	
2006	357	2	0	0	47	0	0	3	409	
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4	
2005	320	2	10	11	117	0	13	58	534	
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8	
2004	414	6	7	0	55	0	0	0	482	
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2	
2003	375	6	11	13	53	0	0	0	458	
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6	
2002	558	36	4	5	46	40	0	0	700	
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4	
2001	360	46	6	0	63	0	0	0	475	
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1	
2000	374	26	9	0	76	0	0	0	485	
% Change	20.3	62.5	12.5	n/a	153.3	n/a	n/a	-100.0	28.6	
1999	311	16	8	0	30	0	0	12	377	

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
March 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	% Change
Hamilton CMA	31	91	4	0	24	63	90	0	149	154	-3.2
New City of Hamilton	24	64	4	0	24	63	0	0	52	127	-59.1
Hamilton City	7	16	0	0	0	0	0	0	7	16	-56.3
Stoney Creek City	3	13	0	0	4	11	0	0	7	24	-70.8
Ancaster City	3	8	4	0	6	0	0	0	13	8	62.5
Dundas Town	1	1	0	0	0	24	0	0	1	25	-96.0
Flamborough	6	8	0	0	4	12	0	0	10	20	-50.0
Glanbrook	4	18	0	0	10	16	0	0	14	34	-58.8
Burlington City	1	23	0	0	0	0	90	0	91	23	**
Grimsby Town	6	4	0	0	0	0	0	0	6	4	50.0
Brantford CMA	4	11	2	0	0	0	0	21	6	32	-81.3
Brant City	2	n/a	0	n/a	0	n/a	0	n/a	2	n/a	n/a
Brantford City	2	6	2	0	0	0	0	0	4	6	-33.3

**Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Hamilton CMA	108	349	8	6	101	161	172	49	389	565	-31.2
New City of Hamilton	87	199	6	4	84	121	0	0	177	324	-45.4
Hamilton City	14	38	0	2	20	0	0	0	34	40	-15.0
Stoney Creek City	20	82	2	0	26	19	0	0	48	101	-52.5
Ancaster City	23	20	4	2	12	14	0	0	39	36	8.3
Dundas Town	3	4	0	0	0	36	0	0	3	40	-92.5
Flamborough	11	18	0	0	4	12	0	0	15	30	-50.0
Glanbrook	16	37	0	0	22	40	0	0	38	77	-50.6
Burlington City	9	128	2	2	17	32	172	49	200	211	-5.2
Grimsby Town	12	22	0	0	0	8	0	0	12	30	-60.0
Brantford CMA	69	37	2	2	0	11	0	21	71	71	0.0
Brant City	8	n/a	0	n/a	0	n/a	0	n/a	8	n/a	n/a
Brantford City	61	22	2	2	0	11	0	0	63	35	80.0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Hamilton CMA	24	63	0	0	90	0	0	0
New City of Hamilton	24	63	0	0	0	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	4	11	0	0	0	0	0	0
Ancaster City	6	0	0	0	0	0	0	0
Dundas Town	0	24	0	0	0	0	0	0
Flamborough	4	12	0	0	0	0	0	0
Glanbrook	10	16	0	0	0	0	0	0
Burlington City	0	0	0	0	90	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	21	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	101	161	0	0	90	49	82	0
New City of Hamilton	84	121	0	0	0	0	0	0
Hamilton City	20	0	0	0	0	0	0	0
Stoney Creek City	26	19	0	0	0	0	0	0
Ancaster City	12	14	0	0	0	0	0	0
Dundas Town	0	36	0	0	0	0	0	0
Flamborough	4	12	0	0	0	0	0	0
Glanbrook	22	40	0	0	0	0	0	0
Burlington City	17	32	0	0	90	49	82	0
Grimsby Town	0	8	0	0	0	0	0	0
Brantford CMA	0	11	0	0	0	21	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	11	0	0	0	0	0	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2009

Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Hamilton CMA	43	114	106	40	0	0	149	154
New City of Hamilton	36	87	16	40	0	0	52	127
Hamilton City	7	16	0	0	0	0	7	16
Stoney Creek City	7	24	0	0	0	0	7	24
Ancaster City	7	8	6	0	0	0	13	8
Dundas Town	1	1	0	24	0	0	1	25
Flamborough	10	20	0	0	0	0	10	20
Glanbrook	4	18	10	16	0	0	14	34
Burlington City	1	23	90	0	0	0	91	23
Grimsby Town	6	4	0	0	0	0	6	4
Brantford CMA	6	11	0	21	0	0	6	32
Brant City	2	n/a	0	n/a	0	n/a	2	n/a
Brantford City	4	6	0	0	0	0	4	6

Table 2.5: Starts by Submarket and by Intended Market
January - March 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	146	398	161	167	82	0	389	565
New City of Hamilton	123	240	54	84	0	0	177	324
Hamilton City	14	40	20	0	0	0	34	40
Stoney Creek City	48	101	0	0	0	0	48	101
Ancaster City	27	22	12	14	0	0	39	36
Dundas Town	3	10	0	30	0	0	3	40
Flamborough	15	30	0	0	0	0	15	30
Glanbrook	16	37	22	40	0	0	38	77
Burlington City	11	128	107	83	82	0	200	211
Grimsby Town	12	30	0	0	0	0	12	30
Brantford CMA	71	45	0	26	0	0	71	71
Brant City	8	n/a	0	n/a	0	n/a	8	n/a
Brantford City	63	30	0	5	0	0	63	35

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only.
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2009	March 2008	% Change								
Hamilton CMA	125	102	4	6	30	72	0	0	159	180	-11.7
New City of Hamilton	63	44	4	2	21	52	0	0	88	98	-10.2
Hamilton City	14	16	2	0	5	0	0	0	21	16	31.3
Stoney Creek City	16	5	0	0	4	0	0	0	20	5	**
Ancaster City	10	3	2	0	6	36	0	0	18	39	-53.8
Dundas Town	2	3	0	0	6	0	0	0	8	3	166.7
Flamborough	11	7	0	0	0	0	0	0	11	7	57.1
Glanbrook	10	10	0	2	0	16	0	0	10	28	-64.3
Burlington City	55	40	0	4	9	16	0	0	64	60	6.7
Grimsby Town	7	18	0	0	0	4	0	0	7	22	-68.2
Brantford CMA	8	22	0	2	0	6	0	0	8	30	-73.3
Brant City	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Brantford City	3	18	0	2	0	6	0	0	3	26	-88.5

Table 3.I: Completions by Submarket and by Dwelling Type
January - March 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Hamilton CMA	298	344	12	22	186	227	0	10	496	603	-17.7
New City of Hamilton	174	171	4	4	154	136	0	10	332	321	3.4
Hamilton City	40	52	2	0	25	0	0	10	67	62	8.1
Stoney Creek City	51	42	0	0	38	29	0	0	89	71	25.4
Ancaster City	29	18	2	0	9	60	0	0	40	78	-48.7
Dundas Town	4	3	0	0	6	0	0	0	10	3	**
Flamborough	25	14	0	2	39	0	0	0	64	16	**
Glanbrook	25	42	0	2	37	47	0	0	62	91	-31.9
Burlington City	101	139	8	18	19	53	0	0	128	210	-39.0
Grimsby Town	23	34	0	0	13	38	0	0	36	72	-50.0
Brantford CMA	56	111	0	2	29	14	0	0	85	127	-33.1
Brant City	35	n/a	0	n/a	7	n/a	0	n/a	42	n/a	n/a
Brantford City	21	62	0	2	22	14	0	0	43	78	-44.9

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Hamilton CMA	30	72	0	0	0	0	0	0
New City of Hamilton	21	52	0	0	0	0	0	0
Hamilton City	5	0	0	0	0	0	0	0
Stoney Creek City	4	0	0	0	0	0	0	0
Ancaster City	6	36	0	0	0	0	0	0
Dundas Town	6	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	0	16	0	0	0	0	0	0
Burlington City	9	16	0	0	0	0	0	0
Grimsby Town	0	4	0	0	0	0	0	0
Brantford CMA	0	6	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	6	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	186	227	0	0	0	0	0	10
New City of Hamilton	154	136	0	0	0	0	0	10
Hamilton City	25	0	0	0	0	0	0	10
Stoney Creek City	38	29	0	0	0	0	0	0
Ancaster City	9	60	0	0	0	0	0	0
Dundas Town	6	0	0	0	0	0	0	0
Flamborough	39	0	0	0	0	0	0	0
Glanbrook	37	47	0	0	0	0	0	0
Burlington City	19	53	0	0	0	0	0	0
Grimsby Town	13	38	0	0	0	0	0	0
Brantford CMA	29	14	0	0	0	0	0	0
Brant City	7	n/a	0	n/a	0	n/a	0	n/a
Brantford City	22	14	0	0	0	0	0	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
March 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Hamilton CMA	136	131	23	49	0	0	159	180
New City of Hamilton	71	65	17	33	0	0	88	98
Hamilton City	16	15	5	1	0	0	21	16
Stoney Creek City	20	5	0	0	0	0	20	5
Ancaster City	12	7	6	32	0	0	18	39
Dundas Town	2	3	6	0	0	0	8	3
Flamborough	11	7	0	0	0	0	11	7
Glanbrook	10	28	0	0	0	0	10	28
Burlington City	58	44	6	16	0	0	64	60
Grimsby Town	7	22	0	0	0	0	7	22
Brantford CMA	8	24	0	6	0	0	8	30
Brant City	5	n/a	0	n/a	0	n/a	5	n/a
Brantford City	3	20	0	6	0	0	3	26

**Table 3.5: Completions by Submarket and by Intended Market
January - March 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	438	514	58	79	0	10	496	603
New City of Hamilton	289	266	43	45	0	10	332	321
Hamilton City	62	49	5	3	0	10	67	62
Stoney Creek City	89	71	0	0	0	0	89	71
Ancaster City	31	36	9	42	0	0	40	78
Dundas Town	4	3	6	0	0	0	10	3
Flamborough	64	16	0	0	0	0	64	16
Glanbrook	39	91	23	0	0	0	62	91
Burlington City	113	176	15	34	0	0	128	210
Grimsby Town	36	72	0	0	0	0	36	72
Brantford CMA	69	116	16	11	0	0	85	127
Brant City	42	n/a	0	n/a	0	n/a	42	n/a
Brantford City	27	67	16	11	0	0	43	78

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
March 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
New City of Hamilton																
March 2009	1	1.5	4	6.2	7	10.8	18	27.7	35	53.8	65	355,990	422,109			
March 2008	1	1.9	3	5.8	10	19.2	11	21.2	27	51.9	52	352,420	385,519			
Year-to-date 2009	2	1.2	5	3.0	22	13.1	49	29.2	90	53.6	168	356,990	419,216			
Year-to-date 2008	1	0.6	10	5.6	33	18.4	45	25.1	90	50.3	179	350,000	374,835			
Hamilton City																
March 2009	0	0.0	0	0.0	2	13.3	4	26.7	9	60.0	15	353,000	375,658			
March 2008	0	0.0	1	6.3	2	12.5	7	43.8	6	37.5	16	340,169	346,666			
Year-to-date 2009	1	2.4	1	2.4	4	9.8	11	26.8	24	58.5	41	359,000	425,906			
Year-to-date 2008	0	0.0	5	9.3	12	22.2	16	29.6	21	38.9	54	332,000	339,423			
Stoney Creek City																
March 2009	0	0.0	0	0.0	3	17.6	8	47.1	6	35.3	17	317,990	369,626			
March 2008	0	0.0	0	0.0	5	38.5	2	15.4	6	46.2	13	341,900	340,669			
Year-to-date 2009	0	0.0	0	0.0	9	20.9	21	48.8	13	30.2	43	317,990	348,202			
Year-to-date 2008	0	0.0	0	0.0	11	23.9	14	30.4	21	45.7	46	345,900	354,770			
Ancaster City																
March 2009	1	10.0	0	0.0	0	0.0	0	0.0	9	90.0	10	498,000	621,259			
March 2008	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--			
Year-to-date 2009	1	3.6	0	0.0	0	0.0	0	0.0	27	96.4	28	505,500	593,921			
Year-to-date 2008	0	0.0	0	0.0	1	5.3	1	5.3	17	89.5	19	449,900	493,059			
Dundas Town																
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
Year-to-date 2009	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
Flamborough																
March 2009	0	0.0	4	36.4	0	0.0	2	18.2	5	45.5	11	329,000	449,091			
March 2008	1	14.3	1	14.3	1	14.3	0	0.0	4	57.1	7	--	--			
Year-to-date 2009	0	0.0	4	16.0	1	4.0	7	28.0	13	52.0	25	350,000	431,963			
Year-to-date 2008	1	7.1	3	21.4	1	7.1	0	0.0	9	64.3	14	447,000	479,022			
Glanbrook																
March 2009	0	0.0	0	0.0	2	20.0	4	40.0	4	40.0	10	345,145	347,307			
March 2008	0	0.0	1	10.0	1	10.0	2	20.0	6	60.0	10	352,420	343,681			
Year-to-date 2009	0	0.0	0	0.0	7	25.9	9	33.3	11	40.7	27	341,990	334,579			
Year-to-date 2008	0	0.0	2	4.7	8	18.6	14	32.6	19	44.2	43	341,490	332,859			
Burlington City																
March 2009	0	0.0	0	0.0	0	0.0	1	2.3	43	97.7	44	450,990	511,559			
March 2008	0	0.0	0	0.0	0	0.0	5	12.5	35	87.5	40	398,495	422,042			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	2.0	97	98.0	99	485,990	582,972			
Year-to-date 2008	0	0.0	0	0.0	0	0.0	10	7.6	121	92.4	131	400,990	473,214			
Grimsby Town																
March 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--			
March 2008	0	0.0	0	0.0	5	29.4	6	35.3	6	35.3	17	328,900	364,900			
Year-to-date 2009	0	0.0	0	0.0	2	11.1	14	77.8	2	11.1	18	329,900	326,456			
Year-to-date 2008	0	0.0	0	0.0	6	15.0	18	45.0	16	40.0	40	341,900	382,800			

Source: CMHC (Market Absorption Survey)

**Table 4a: Absorbed Single-Detached Units by Price Range
March 2009**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Hamilton CMA																
March 2009	1	0.9	4	3.6	7	6.3	20	18.0	79	71.2	111	405,990	456,085			
March 2008	1	0.9	3	2.8	15	13.8	22	20.2	68	62.4	109	375,990	395,706			
Year-to-date 2009	2	0.7	5	1.8	24	8.4	65	22.8	189	66.3	285	399,990	470,241			
Year-to-date 2008	1	0.3	10	2.9	39	11.1	73	20.9	227	64.9	350	376,445	412,567			

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
March 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$125,000		\$125,000 - \$149,999		\$150,000 - \$174,999		\$175,000 - \$199,999		\$200,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Brant City																
March 2009	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--			
March 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a			
Year-to-date 2009	1	2.9	0	0.0	4	11.8	1	2.9	28	82.4	34	300,000	322,794			
Year-to-date 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a			
Brantford City																
March 2009	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--			
March 2008	1	7.1	2	14.3	1	7.1	0	0.0	10	71.4	14	254,950	241,134			
Year-to-date 2009	1	2.3	1	2.3	6	13.6	2	4.5	34	77.3	44	248,000	250,248			
Year-to-date 2008	2	3.8	5	9.4	7	13.2	6	11.3	33	62.3	53	240,000	228,069			
Brantford CMA																
March 2009	0	0.0	0	0.0	3	33.3	0	0.0	6	66.7	9	--	--			
March 2008	1	5.9	2	11.8	2	11.8	0	0.0	12	70.6	17	265,000	253,169			
Year-to-date 2009	2	2.6	1	1.3	10	12.8	3	3.8	62	79.5	78	260,000	281,870			
Year-to-date 2008	2	1.9	5	4.8	14	13.3	9	8.6	75	71.4	105	268,000	292,006			

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
March 2009

Submarket	March 2009	March 2008	% Change	YTD 2009	YTD 2008	% Change
Hamilton CMA	456,085	395,706	15.3	470,241	412,567	14.0
New City of Hamilton	422,109	385,519	9.5	419,216	374,835	11.8
Hamilton City	375,658	346,666	8.4	425,906	339,423	25.5
Stoney Creek City	369,626	340,669	8.5	348,202	354,770	-1.9
Ancaster City	621,259	--	n/a	593,921	493,059	20.5
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	449,091	--	n/a	431,963	479,022	-9.8
Glanbrook	347,307	343,681	1.1	334,579	332,859	0.5
Burlington City	511,559	422,042	21.2	582,972	473,214	23.2
Grimsby Town	--	364,900	n/a	326,456	382,800	-14.7
Brantford CMA	--	253,169	n/a	281,870	292,006	-3.5
Brant City	--	n/a	n/a	322,794	n/a	n/a
Brantford City	--	241,134	n/a	250,248	228,069	9.7

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only.

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
March 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	783	-0.4	1,170	1,608	1,659	70.5	278,189	8.8	279,178
	February	998	-3.2	1,079	1,514	1,592	67.8	276,297	1.2	269,873
	March	1,057	-17.0	1,042	1,617	1,561	66.8	289,226	10.8	289,881
	April	1,381	2.2	1,107	2,272	1,717	64.5	283,846	6.9	288,886
	May	1,435	-6.1	1,150	2,179	1,719	66.9	293,927	5.2	281,273
	June	1,325	-10.0	1,080	1,888	1,664	64.9	287,249	6.5	284,695
	July	1,204	-11.3	1,051	1,776	1,679	62.6	281,580	4.8	282,106
	August	947	-20.4	991	1,539	1,666	59.5	283,974	4.8	283,333
	September	979	-0.7	968	1,886	1,662	58.2	282,719	7.0	285,941
	October	889	-27.7	881	1,664	1,697	51.9	254,004	-8.7	269,672
	November	658	-36.5	821	1,214	1,734	47.3	284,469	6.3	285,961
	December	454	-27.4	770	554	1,361	56.6	240,073	-8.3	264,067
2009	January	447	-42.9	709	1,435	1,557	45.5	264,549	-4.9	271,395
	February	717	-28.2	837	1,368	1,535	54.5	265,452	-3.9	265,295
	March	1,002	-5.2	891	1,754	1,540	57.9	263,120	-9.0	268,236
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,838	-8.2		4,739			281,634	6.8	
	Q1 2009	2,166	-23.7		4,557			264,187	-6.2	
	YTD 2008	2,838	-8.2		4,739			281,634	6.8	
	YTD 2009	2,166	-23.7		4,557			264,187	-6.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
March 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	145	-3.3	203	304	322	63.0	205,398	7.2	215,306
	February	158	-21.4	150	322	298	50.3	229,561	13.9	235,325
	March	198	-5.7	190	288	306	62.1	219,169	2.6	220,301
	April	224	6.2	183	418	308	59.4	223,198	1.5	220,046
	May	236	-8.9	184	387	313	58.8	222,549	6.8	216,885
	June	237	-2.1	188	331	294	63.9	220,726	3.2	219,314
	July	197	-10.0	179	351	314	57.0	223,700	7.0	222,649
	August	172	-22.5	168	281	294	57.1	211,794	4.0	218,333
	September	195	21.1	195	322	288	67.7	220,508	7.0	222,067
	October	147	-16.0	159	323	329	48.3	214,326	1.6	216,821
	November	95	-42.4	144	212	295	48.8	211,549	-2.3	203,117
	December	93	3.3	154	129	307	50.2	211,125	-0.1	215,475
2009	January	95	-34.5	131	220	247	53.0	202,157	-1.6	208,216
	February	118	-25.3	127	247	252	50.4	205,770	-10.4	218,903
	March	155	-21.7	133	365	319	41.7	219,250	0.0	220,205
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
		Q1 2008	501	-10.7	914			218,461	7.4	
		Q1 2009	368	-26.5	832			210,515	-3.6	
		YTD 2008	501	-10.7	914			218,461	7.4	
		YTD 2009	368	-26.5	832			210,515	-3.6	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
March 2009

		Interest Rates		NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market				
		P & I Per \$100,000	Mortage Rates (%)			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)	
			I Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	150.7	110.9	374.8	5.8	66.9	807
	February	718	7.25	7.29	151.9	111.4	375.1	5.9	67.0	805
	March	712	7.15	7.19	153.1	111.7	376.4	6.1	67.4	804
	April	700	6.95	6.99	152.9	112.5	377.2	6.2	67.6	803
	May	679	6.15	6.65	153.2	113.6	377.6	6.0	67.4	801
	June	710	6.95	7.15	152.4	114.2	378.2	5.9	67.4	795
	July	710	6.95	7.15	152.6	115.1	376.9	5.5	66.8	793
	August	691	6.65	6.85	152.6	114.8	377.1	5.6	66.9	784
	September	691	6.65	6.85	153.0	115.1	375.1	5.5	66.4	787
	October	713	6.35	7.20	152.8	113.7	374.2	6.0	66.5	787
	November	713	6.35	7.20	152.3	113.5	370.9	6.7	66.4	789
	December	685	5.60	6.75	152.4	112.8	368.3	7.0	66.1	793
2009	January	627	5.00	5.79	152.3	112.4	366	8.0	66.3	796
	February	627	5.00	5.79	152.2	113.1	365.9	8.4	66.6	806
	March	613	4.50	5.55		113.7	371.1	8.8	67.9	809
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHP" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
March 2009

		Interest Rates		NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market				Average Weekly Earnings (\$)	
		P & I Per \$100,000	Mortgage Rates (%)			Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA			
			1 Yr. Term	5 Yr. Term							
2008	January	725	7.35	7.39	144.5	110.9	51.3	6.0	68.3	779	
	February	718	7.25	7.29	145.2	111.4	51.3	6.0	68.2	785	
	March	712	7.15	7.19	145.6	111.7	51.3	6.8	68.4	779	
	April	700	6.95	6.99	145.8	112.5	51.2	6.9	68.5	775	
	May	679	6.15	6.65	145.9	113.6	51.5	7.1	68.9	773	
	June	710	6.95	7.15	146.4	114.2	51.7	6.9	69.2	764	
	July	710	6.95	7.15	146.5	115.1	51.9	6.6	69.0	749	
	August	691	6.65	6.85	146.6	114.8	52.3	6.4	69.5	752	
	September	691	6.65	6.85	146.6	115.1	52.7	6.1	69.6	758	
	October	713	6.35	7.20	146.6	113.7	52.6	6.0	69.4	772	
	November	713	6.35	7.20	146.5	113.5	52.0	5.7	68.0	780	
	December	685	5.60	6.75	146.5	112.8	51.5	5.7	67.5	792	
2009	January	627	5.00	5.79	146.6	112.4	51	6.8	67.7	797	
	February	627	5.00	5.79	146.6	113.1	50.7	7.7	68.1	785	
	March	613	4.50	5.55		113.7	50.3	9.3	68.5	779	
	April										
	May										
	June										
	July										
	August										
	September										
	October										
	November										
	December										

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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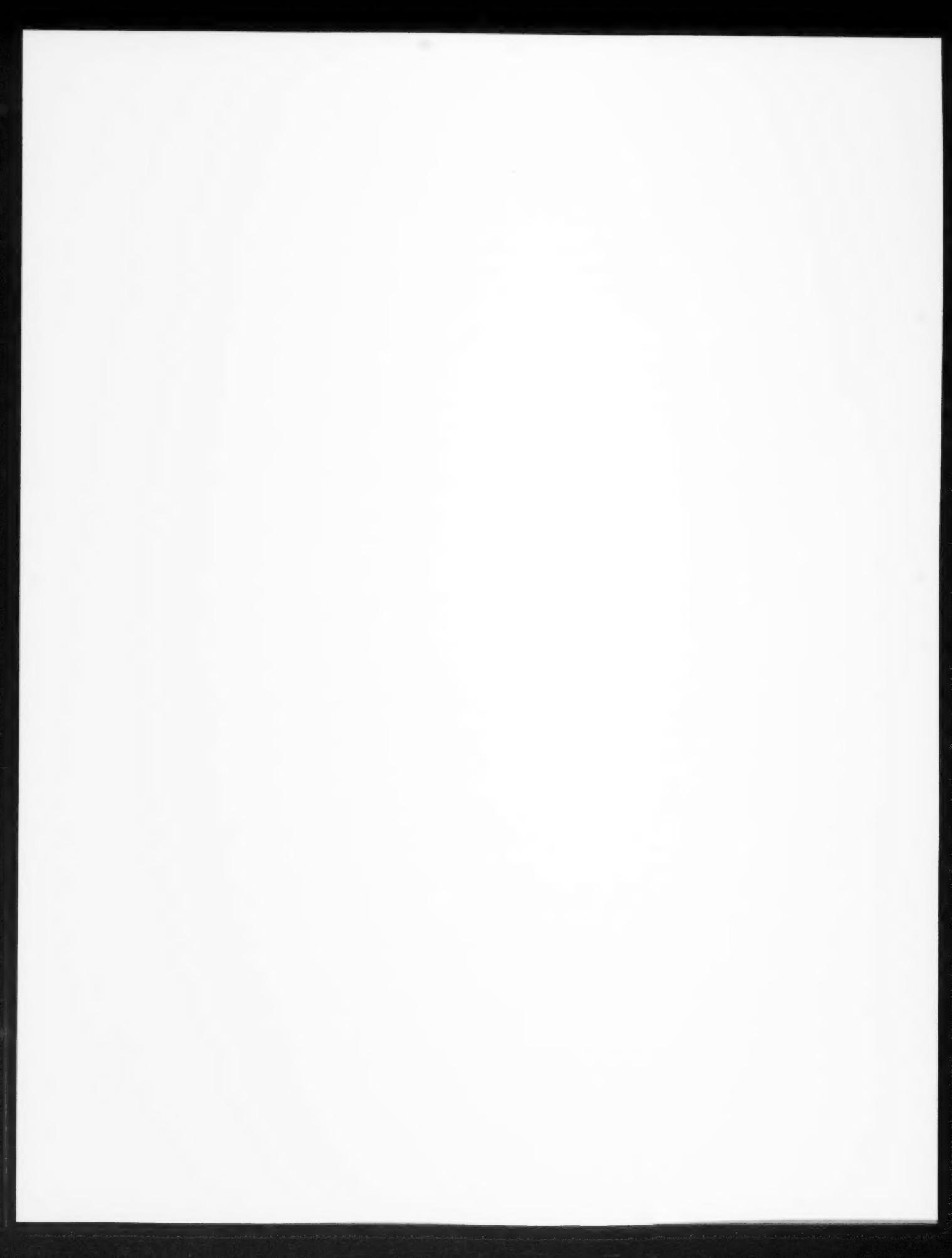
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